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Land in Valle Romano

Reference: R5292403

Bedrooms: by request

Bathrooms: by request

M²: 559

Price: 295,000 €

Status: Sale

Property Type: Land

Parking places: by request

Printing day : 27th April 2026

Overview:■ URBAN PLOT WITH APPROVED PROJECT ■ ????■ Unique Opportunity: 556 m2 Plot in Valle Romano, Estepona Exclusive 556 m2 urban plot for sale in the heart of the Costa del Sol, specifically in the prestigious area of Valle Romano, Estepona. This land represents an ■■■■■■■■ investment opportunity for those looking to build in a privileged natural environment, surrounded by stunning landscapes where the mountains meet the sea. Its strategic location allows you to enjoy tranquility without giving up proximity to the most exclusive points of the coast. ???? Location & Surroundings Excellent Connectivity: Just 8 minutes from the beach and 15 minutes from key destinations such as Marbella and Sotogrande Golf & Sports Paradise: Very close to the exclusive Valle Romano Golf & Resort and the renowned polo clubs of Sotogrande Prime Environment: Located in a high-value area with quick access to Castillo de la Duquesa, Manilva, Puerto Banús, and Benahavís ???? Plot Features Total surface: 556 m2 Environment: Established, safe area surrounded by nature with inspiring views Potential: Ideal for a residential project designed to maximize natural light and direct connection with the Costa del Sol landscape ???? Don't miss the opportunity to acquire land in one of the fastest-growing areas of Estepona. ???? The Abbreviated Information Document is available. Costs: Taxes (ITP or VAT + AJD) + notary and registry fees. ???? Estimated buyer costs: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base will be the higher value between the deeded price and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Public deed and Land Registry fees are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989), respectively. Estimated costs: €500 to €2,000 for notary fees and €250 to €1,500 for registry fees. Agency (optional, with freely agreed fees): estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). ???? Estimated total cost for the buyer: €29,500 (+10%) This estimate is indicative and provided in accordance with art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are paid by the seller. FS1

Features: